

# **\$210,000 - 375 Perch Cres, Rural Smoky Lake County**

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MLS® #E4441027

**\$210,000**

3 Bedroom, 1.00 Bathroom, 1,087 sqft

Rural on 0.50 Acres

Bonnie Lake Resort, Rural Smoky Lake County, AB

This charming 3-bedroom, 1-bathroom home offers the perfect blend of comfort and functionality. As you enter, you'll be greeted by a bright and airy living room where the centerpiece is the inviting wood fireplace, perfect for those cozy winter nights or ambiance any time of year. The open layout seamlessly connects the living area to the dining space, creating a welcoming atmosphere for both daily living and entertaining. This beautifully designed residence offers the advantage of a main floor bedroom and bathroom, perfect for those seeking easy accessibility and a flexible living. Upstairs, you'll find 2 comfortable bedrooms. Each room is generously sized with large windows that bring in natural light and offering views of the surrounding landscape. Whether you're looking for a year-round home or a seasonal getaway, this property offers a unique opportunity to live close to nature and the lake. The Bonnie Lake community offers various amenities, including tennis courts, a playground, and a golf course.

Built in 1981

## **Essential Information**

MLS® #                    E4441027

Price                      \$210,000





|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 1,087                  |
| Acres          | 0.50                   |
| Year Built     | 1981                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 375 Perch Cres          |
| Area        | Rural Smoky Lake County |
| Subdivision | Bonnie Lake Resort      |
| City        | Rural Smoky Lake County |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T0A 3L0                 |

**Amenities**

|          |                            |
|----------|----------------------------|
| Features | Crawl Space, Deck, No Anim |
|----------|----------------------------|

**Interior**

|              |                             |
|--------------|-----------------------------|
| Heating      | Forced Air-1, Wood Stove, N |
| Stories      | 2                           |
| Has Basement | Yes                         |
| Basement     | None, No Basement           |

**Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood  |
| Exterior Features | Backs Onto Park/Trees, Co<br>Setting, See Remarks |
| Construction      | Wood  |
| Foundation        | Concrete Perimeter                                |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2025 |
| Days on Market | 81             |



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